



Top Floor Flat

2/L, Largs, KA30 9HR
Offers Over £59,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

Telephone us on 01475 674628 or fax 01475 672650
75 Main Street, Largs KA30 8AJ

MACTAGGART & Co

SITUATION

Centrally located in the road that links Frazer Street to Gateside Street, less than a quarter of a mile from the town centre with its wide range of amenities and presented in excellent internal order, flat H, 1 Morris Street, Largs is a traditional top floor apartment that will make an ideal investment opportunity or first time purchase.

The property is freshly decorated with new carpeting in the main rooms and has accommodation to include lounge, kitchen, bathroom and two double bedrooms. In more detail the accommodation on offer comprises a communal entrance hallway giving stairway access to the flat. Upon entering, a reception hall gives access to a front facing lounge of good proportion with intricate cornice work and fireplace. The kitchen is fitted with a range of wall and base units with electric cooker and plumbing for a washing machine.

The property has two rear facing double bedrooms, one with built in wardrobe storage. The bathroom is fitted with a three piece suite to include WC, wash hand basin and bath with thermostatic over bath shower. In addition to the above the property has double glazing, gas central heating and a communal drying green to the rear of the development.

ROOM DIMENSIONS

Lounge	3.78 m x 3.61 m / 12'5" x 11'10"
Kitchen	2.18 m x 1.50 m / 7'2" x 4'11"
Bedroom 1	3.28 m x 2.84 m / 10'9" x 9'4"
Bedroom 2	3.30 m x 2.62 m / 10'10" x 8'7"
Bathroom	2.18 m x 1.73 m / 7'2" x 5'8"

BURDENS

The property is in Band A of the Council Tax.

PRICE

Offers Over £59,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

EPC RATING

D

NOTE:

Further details relating to the property and its legal title (in terms of the Property Misdescriptions Act 1991) can be obtained on application from the selling agents. The above information is believed to be correct but is not guaranteed. The measurements in this schedule were using a sonic measuring device and their accuracy is not guaranteed.



espc

Ref:
E475777

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

MACTAGGART & Co

SOLICITORS AND ESTATE AGENTS

Telephone us on 01475 674628 or fax 01475 672650
75 Main Street, Largs KA30 8AJ